

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 5

Property ID: R22192

Property Information

property address: 802 N HOUSTON
legal description: CITY OF BRYAN, BLOCK 46, LOT 4-5 (PTS OF)
owner name/address: CARTER, LEONARD & RUBY
41 WAGON LANE LOOP
ANGLETON, TX 77515-2727
full business name: Res
land use category: Single-Fam type of business: _____
current zoning: C3 occupancy status: OCC
lot area (square feet): 3728 frontage along Texas Avenue (feet): _____
lot depth (feet): 100 to 55 (inv) sq. footage of building: 1200
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards
42ft.

Improvements

of buildings: 1 building height (feet): 14 # of stories: 1
type of buildings (specify): wood frame
building/site condition: 3

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) front, either side
fr=0 / prop side= N/S / rear=63
approximate construction date: _____ accessible to the public: ☐ yes ☒ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no N/A
other improvements: ☐ yes ☒ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use
of signs: _____ type/material of sign: _____
overall condition (specify): _____
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: 4
lot type: ☐ asphalt ☒ concrete ☒ other grass
space sizes: _____ sufficient off-street parking for existing land use: ☐ yes ☒ no N/A
overall condition: _____
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

N/A

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: Minimal

Outside Storage

☒ yes ☐ no (specify) Unchained PA bulls, trash
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☐ no N/A

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? N/A ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

